

BUILDING DEVELOPMENT COMMISSION

Minutes of February 20, 2018 Meeting

Chair, Jonathan Bahr, opened the Building Development Commission (BDC) meeting at 3:02 p.m. on Tuesday, February 20th 2018.

Present: Jonathan Bahr, Glenn Berry, Travis Haston, Rodney Kiser, Terry Knotts, Melanie Coyne, Tom Brasse, Andrew Kennedy, John Taylor, Ben Simpson, Michael Stephenson and Paul Stefano

Absent: No absentees

1. MINUTES APPROVED

John Taylor made the motion to approve the minutes from the January 16th Building Development Commission Meeting seconded by Melanie Coyne. The motion passed unanimously.

2. BDC MEMBER ISSUES AND INDUSTRY ASSOCIATION ISSUES

No BDC Member or industry association issues.

3. PUBLIC ATTENDEES

Bryan Holiday has taken on the position of Chair of the Land Use Committee and can officially be the Chamber Representative at the BDC. Bryan went on to say that Chamber has not always done their job in representation. Bryan is working very hard to do this and is very appreciative of this opportunity.

4. SB131 – ENERGY

Patrick Granson shared that on Thursday's Rules Review Commission meeting in Raleigh yielded an effective date of March 1, 2018, for N.C. Session Law 2017-10, formerly known as SB131. There's a portion of this law that exempts buildings with primary occupancies of F (factory), S (storage) or U (utility/misc.) from certain energy efficiency standards.

So, customers who plan to apply for permits to be issued on or after March 1 have the option of utilizing N.C. Session Law 2017-10. Again, this applies only to buildings with a primary occupancy of F, S or U.

5. TECHNOLOGY UPDATE

Patrick Granson discussed that we do not have final direction and numbers. The IT meeting reviewed both vendors and requirements and are trying to boil down to final numbers. The difficulty is to identify components and services. We will bring this back to you. Ebenezer also share additional information as to where the Department stands. It has been a lengthy process. The Department and BDC members have participated each time we have come to you on technology. Gartner and the AE Task Force wants flexibility, dynamics, apps and a lot of tools to use in the field. We will bring back refined numbers on cost.

6. THE HOUSE SELECT COMMITTEE / BUILDING CODE REGULATORY REFORM

Patrick Granson described the invitation received from the House Select Committee / Building Code Reform. Patrick and Jeff Griffin attended this meeting. Also in attendance was Representative Brody of Union County. He held this meeting in Raleigh with 11 of his constituents which included Representative Cunningham. I am sharing this information to let you know what other jurisdictions are dealing with.

Discussions included NCSFMO who providing a presentation to the Committee in review of regulatory issues with contractors and the SFMO. Some of the challenges are dealing with Fire Marshals' enforcement of construction and how it is being applied across the state. We discussed the different processes and how to deal with interpretations and training. Representative Brody wanted to make sure everyone was aware of these issues. Cliff Issacs gave the NCSFMO presentation discussing problems across the state and as a region. Describing that the east coast, piedmont area and the mountains have different structural requirements as does smaller jurisdictions and Mecklenburg County with 163 code officials. The SFM is struggling with the contract side bandaging their jobs. The HBA gave their presentation with a different spin. Process frustration in permitting, inspections and time lags taking up to 7 days is typical. Challenges presented were what are these jurisdictions doing with the Code Enforcement monies received when paying pay for a permit; where is that money going and is the money being distributed properly. The balance of this meeting is how we deliver service. Mecklenburg County is the model in process within plan review inspections and appeals. They like our structure and hierarchy. We have a great team of experienced Code Officials. I have invited this group to Charlotte to present our services and model. Some challenges representatives have is that they are given information from SFMO, HBA side and the Code Enforcement side. The balance is to find a model which provides service for the region you are working in. We hope to have our invitation validated. We'll present three parts, plan review, permitting and inspection processes. Mecklenburg County is very automated and a lot of other jurisdictions still use paper. The State has assembled a Construction Task Force working to find a better way to deal with automation. We will let you know as soon as we are able to confirm this meeting.

7. DEPARTMENT STATISTICS AND INITIATIVES REPORT

January 2018 Statistics

Permit Revenue

- January permit (only) rev \$2,617,892 compared to December permit (only) rev \$1,339,063
- FY18 budget projected monthly permit rev; 2,172,346.
- YTD permit rev = \$15,902,590 is above projected rev (\$15,206,422) by \$696,168 or 4.58%.

Permits Issued:

	December	January	3 Month Trend
Residential	3260	5354	4848/3260/5354
Commercial	1720	3196	2910/1720/3196
Other (Fire/Zone)	201	264	247/201/264
Total	5181	8814	8005/8181/8814

- Changes (Dec- Jan); Residential up 39%; commercial up 46%; total up 41%

Inspection Activity: Inspections Performed

Insp. Req.	Dec	Jan	Insp. Perf.	Dec	Jan
Bldg.	6,519	8,127	Bldg.	6,533	8,159
Elec.	6,411	8,937	Elec.	5,579	7,771
Mech.	3,519	4,971	Mech.	3,078	4,370

Plbg.	3,148	3,725	Plbg.	2,677	3,116
Total	19,597	25,760	Total	17,867	23,416

- Changes (Dec - Jan); requests up 24%; inspect performed up 24% overall
- Insp performed were 91% of insp. requested

Inspection Activity: Inspections Response Time (new IRT report)

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Dec	Jan	Dec	Jan	Dec	Jan	Dec	Jan
Bldg	71	82	84	95	86.6	98	1.95	1.36
Elec.	65	82	80	97	84.9	99.4	2.11	1.27
Mech.	74	86	95	97	99.2	99.6	1.36	1.17
Plbg.	82	88	97	98	100	99.7	1.84	1.15
Total	67.8	83.5	98	96.3	85.9	99	2.04	1.26

- Overall average for OnTime % is 83.5%
- Per the BDC Performance Goal agreement (7/20/2010), the goal range is **85-90%**; **January is currently 1.5% below goal range.**

Inspection Pass Rates for January 2018:

OVERALL MONTHLY AV'G @ 82.91% in September, August was 82.48%

Bldg: Dec – 77.02%
Jan – 74.97%

Elec: Dec – 86.74%
Jan – 84.16%

Mech: Dec – 89.20%
Jan – 87.14%

Plbg: Dec – 90.87%
Jan – 88.30%

- Overall average at 82.77%, above the 75-80% goal range.

OnSchedule CTAC and Booking Lead Times for January 2018

CTAC:

- 116 first reviews, compared to 51 in December
 - Project approval rate (pass/fail) – 72%
 - CTAC was 42.65% of OnSch (*) first review volume
- *CTAC as a % of OnSch is based on the total of only scheduled and Express projects

On Schedule:

- January, 16: 188 -1st rev'w projects; on time/early–85.85% all trades, 84.64% on B/E/M/P only
- February, 16: 219 -1st rev'w projects; on time/early–84.88% all trades, 82.75% on B/E/M/P only
- March, 16: 241 -1st rev'w projects; on time/early–84% all trades, 85.25% on B/E/M/P only
- April, 16: 240 -1st rev'w projects; on time/early–88.38% all trades, 91.25% on B/E/M/P only
- May, 16: 237 -1st rev'w projects; on time/early–90.62% all trades, 94.5% on B/E/M/P only

- June, 16: 230 -1st rev'w projects; on time/early-91.63% all trades, 95% on B/E/M/P only
- July, 16: 215 -1st rev'w projects; on time/early-91.9% all trades, 93% on B/E/M/P only
- August, 16: 219 -1st rev'w projects; on time/early-92.75% all trades, 93.25% on B/E/M/P only
- September, 16: 246 -1st rev'w projects; on time/early-91.79% all trades, 93.6% on B/E/M/P only
- October, 16: 241 - 1st rev'w projects; on time/early - 93.5% all trades, 94.4% on B/E/M/P only
- November, 16: 226 - 1st rev'w projects; on time/early - 92.2% all trades, 92.4% on B/E/M/P only
- December, 16: 225 - 1st rev'w projects; on time/early - 93.3% all trades, 94.2% on B/E/M/P only
- January, 17: 217 - 1st rev'w projects; on time/early - 89% all trades, 90% on B/E/M/P only
- February, 17: 237 - 1st rev'w projects; on time/early - 91.35% all trades, 92.8% on B/E/M/P only
- March, 17: 279 - 1st rev'w projects; on time/early - 88.7% all trades, 90% on B/E/M/P only
- April, 17: 216 - 1st rev'w projects; on time/early - 90% all trades, 93% on B/E/M/P only
- May, 17: 303 - 1st rev'w projects; on time/early - 93% all trades, 96% on B/E/M/P only
- June, 17: 277 - 1st rev'w projects; on time/early - 95.8% all trades, 96% on B/E/M/P only
- July, 17: 260 - 1st rev'w projects; on time/early - 95.02% all trades, 97% on B/E/M/P only
- August, 17: 282 - 1st rev'w projects; on time/early - 95% all trades, 96% on B/E/M/P only
- September, 17: 224 - 1st rev'w projects; on time/early - 91% all trades, 96% on B/E/M/P only
- October, 17: 236 - 1st rev'w projects; on time/early - 92% all trades, 95% on B/E/M/P only
- November, 17: 243 - 1st rev'w projects; on time/early - 87% all trades, 95% on B/E/M/P only
- December 17: 182 - 1st rev'w projects; on time/early - 62% all trades, 70% on B/E/M/P only
- January 18: 210 - 1st rev'w projects; on time/early - 68% all trades, 73% on B/E/M/P only

Booking Lead Times

- On Schedule Projects: **for reporting chart posted on line**, on January 29, 2018, showed
 - 1-2 hr projects; at 2-3 work days booking lead,
 - 3-4 hr projects; at 2-5 work days lead,
 - 5-8 hr projects; at 2-6 work days lead,
- CTAC plan review turnaround time; BEMP at 1 work days, (all others @ 1 day)
- Express Rev'w booking lead time; 6 work days for small projects, 6 work days for large projects

Fire Marshal's Office

- Inspections Performed (new) - 29
- Plan Reviews Performed - 88
- Recurring Fire Inspections - 181
- Public Education Programs - 2
- Fire / Other Incident Investigations - 17

8. Manager/CA Added Comments

- Jeff Griffin shared that 2012 Codes stopped on 12-31-17.
- Shannon Clubb will be making flyers.
- Sophia Hollingsworth extended the LUESA U invitation to all BDC Members.
- Stephanie Prioleau reminded the Budget Subcommittee of Friday's upcoming budget meeting.
- David Gieser reminded members the Veterans Program begins July 1st.
- Patrick Granson reminded members of the UDSC meeting being held on March 12th.
Patrick also reminded members that the March BDC meeting will be the FY19 proposed budget presentation.

12. Adjournment

The February 20th meeting of the Building Development Commission adjourned at 3:39 p.m. The next meeting of the Building Development Commission is scheduled for Tuesday, March 20th 2018.